

12555

RONALDSON ROAD

BATON ROUGE, LA 70807

54-TON CRANE SERVED WAREHOUSE & LAYDOWN YARD WITH DUAL CLASS 1 RAIL ACCESS FOR SALE OR LEASE

CBRE

SITE DETAILS



One building totaling
±188,876 SF



Freestanding office building



Four (4) 10-ton | Two
(2) 54-ton Cranes



Direct, daily service by
(2) Class 1 Railroads



Heavily stabilized/paved site



Power: 230/138 kva (Entergy)



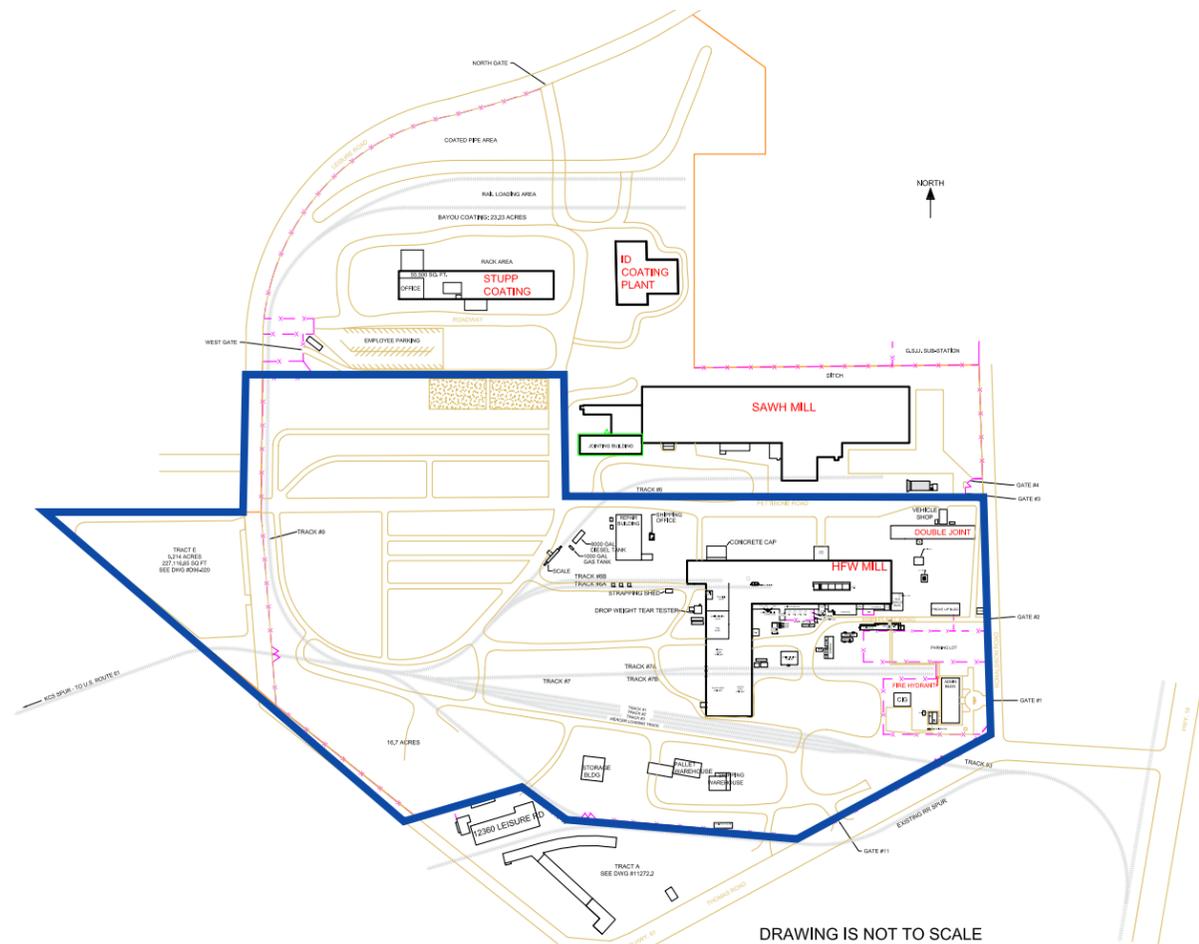
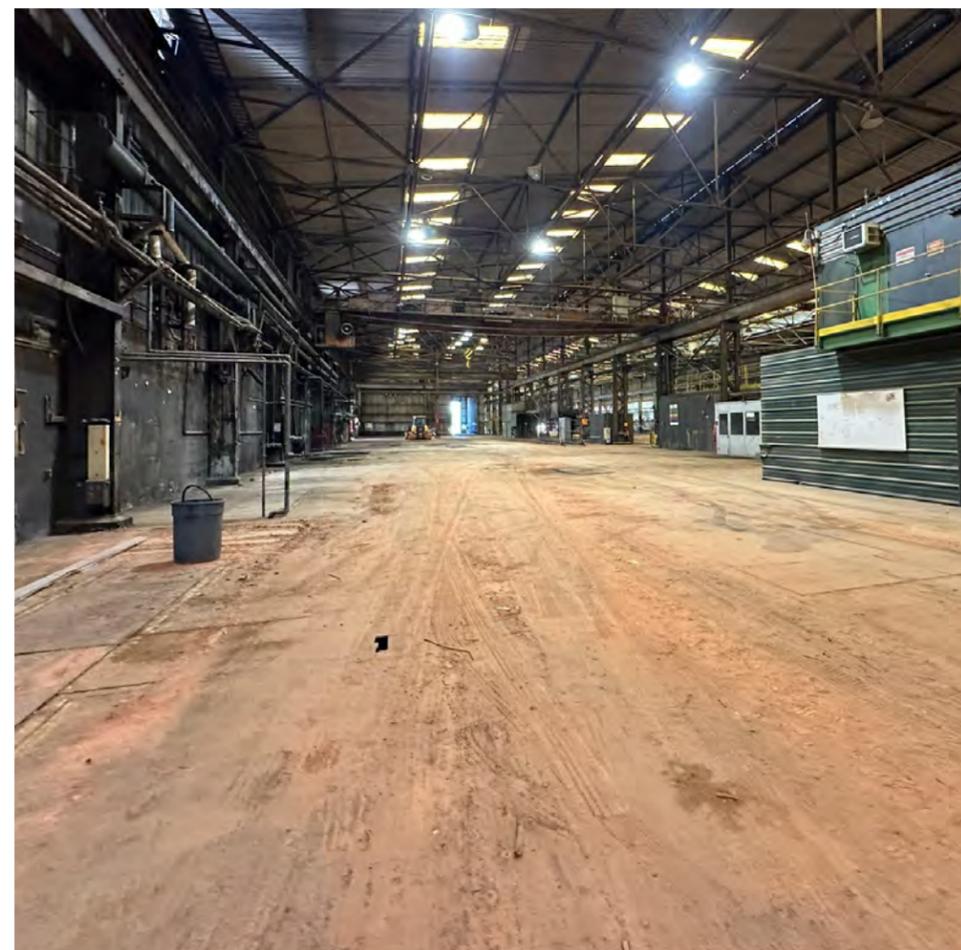
Outside 500-year flood plain



Close proximity to the
Mississippi River



Close proximity to airport



SITE ATTRIBUTES



Site 3 HFW Mill	
Site	±73.6 acres
Building	±188,876 SF + Office
Cranes	Four (4) 10-ton Two (2) 54-ton
Storage Yard	Heavily stabilized

AREA INDUSTRY

BATON ROUGE AIRPORT

KINDER MORGAN

LAFARGE HOLCIM

PORT OF GREATER BATON ROUGE

BWC TERMINALS BULK LIQUID STORAGE

GRACE

FORMOSA PLASTICS

PLACID

AIR LIQUIDE

EXXON MOBIL

BATON ROUGE CBD

190

MISSISSIPPI RIVER

EXXON MOBIL

SOLVAY

REPUBLIC SERVICES

61

KATOEN NATIE

SCOTLAND AVE

THOMAS RD

LEISURE RD

RONALDSON RD RD

SAVAGE

NEW RAPE MEYER RD

DESTINATION DRIVE TIMES

HIGHWAY 190 BRIDGE	11 minutes
INTERSTATE 10	15 minutes
PORT OF BATON ROUGE	16 minutes
NEW ORLEANS	1 hr 26 minutes

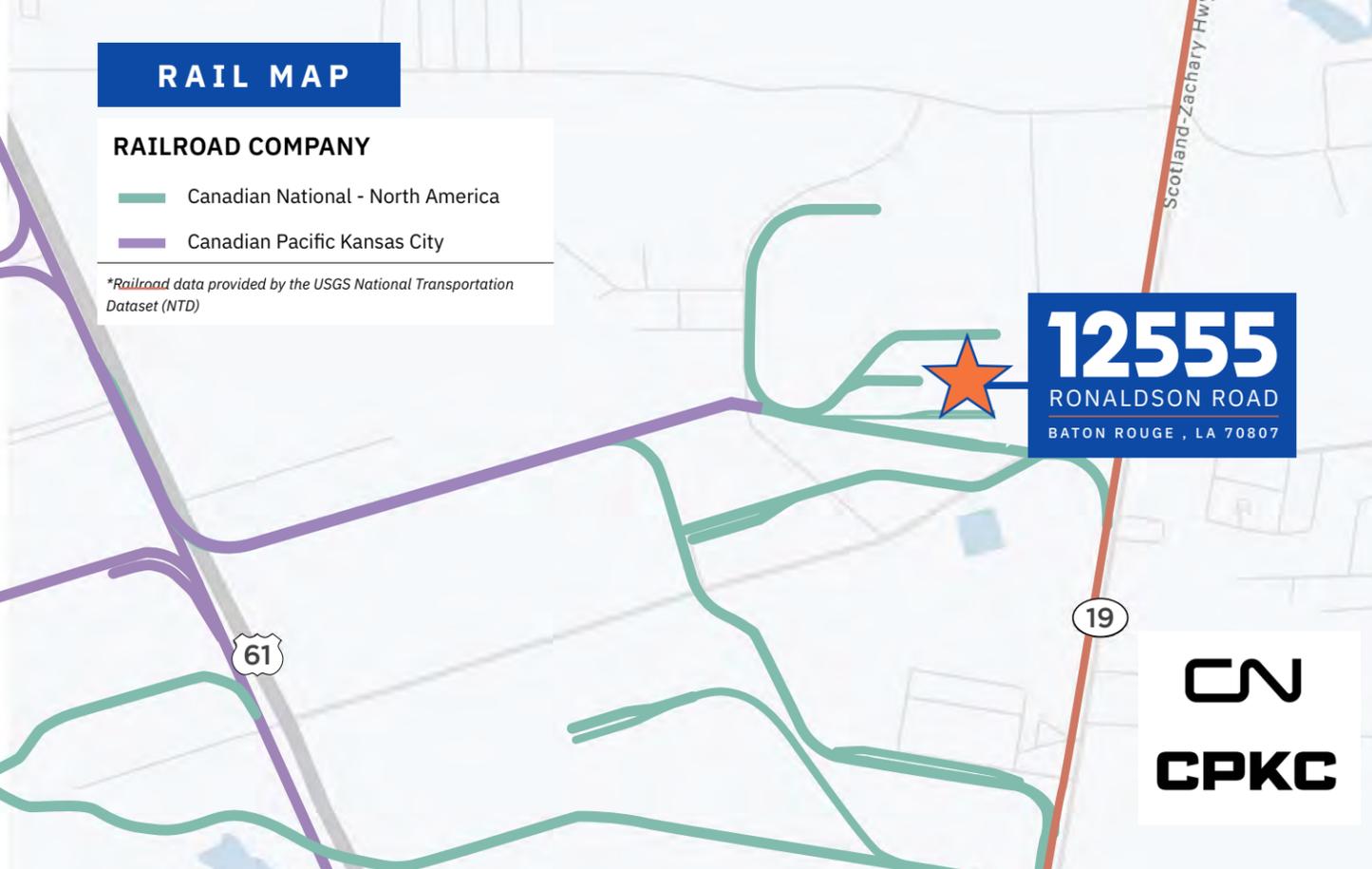


RAIL MAP

RAILROAD COMPANY

- Canadian National - North America
- Canadian Pacific Kansas City

*Railroad data provided by the USGS National Transportation Dataset (NTD)



- Located less than 10 miles from Baton Rouge CBD
- Connectivity to Interstates 10, 12, 55 and 49
- Near major waterway
- Connects rail commerce with road
- Unparalleled rail service

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CBRE

RAIL SERVED INDUSTRIAL COMPLEX FOR SALE OR LEASE

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